

# CITY COUNCIL REPORT



MEETING DATE: January 10, 2006

ITEM NO. 10 GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** Classic Car Spa - 14-UP-2005

**REQUEST** Request to approve:  
1. A conditional use permit for a gasoline service station with a full service car wash facility on a 2.5 +/- acre parcel located at 22111 N. Scottsdale Road with General Commercial District (C-4) zoning.  
2. To adopt Resolution No. 6807 affirming the above conditional use permit.

**Related Policies, References:**  
General Plan

**OWNER** Strategic Asset Acquisition LLC  
480-993-4211

**APPLICANT CONTACT** Rick Stertz  
Strategic Asset Acquisition LLC  
480-993-4211

**LOCATION** 22111 N. Scottsdale Road

**BACKGROUND**

**Zoning.**

The site is zoned C-4 (General Commercial) zoning district which allows for the heaviest type of activities found in the city, including warehousing, wholesaling and light manufacturing.

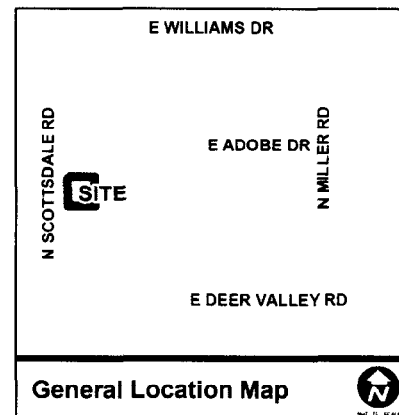
**General Plan.**

The General Plan Land Use Element designates the property as Commercial. This category includes uses that provide a variety of goods and services to the community. Specifically, these uses are commercial centers that provide goods and services frequently needed by the surrounding community. This site is a neighborhood commercial center.

**Context.**

Adjacent Uses or Zoning:

- North: Improved Retail, C-3; Highway Commercial, I-G; Light Employment District.
- South: Unimproved, C-4; General Commercial, C-O; Commercial Office.
- East: Office Warehouse Construction, C-4; General Commercial.
- West: State Land, C-4; General Commercial.



**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

The applicant's request is to allow development of the site for use as a gasoline service station. The proposed use consists of a car wash, retail store, and a canopy over five gasoline dispensers that provide gasoline for two vehicles at a time, air/water dispensers, refuse containers, parking, landscaping and outdoors seating area. The facility's primary use is car wash, auto detailing and oil and lube, and does not include automobile repair services.

**Development Information.**

- Existing Use: Vacant
- Proposed Use: Convenience Retail Store with Canopy Over 5 Fuel Pumps, Car Wash
- Parcel Size: 2.29 Acres
- Building Height Allowed: 36 Feet
- Building Height Proposed: 29 Feet
- Floor Area: 13,888 Square Feet

**IMPACT ANALYSIS**

**Parking.**

- 57 spaces are required, 57 are provided.

**Water/Sewer.**

Water and sewer lines exist adjacent to this site and no capacity or service concerns have been identified.

**Open space, scenic corridors.**

The General Plan designates Scottsdale Road as a Scenic Corridor.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - *The proposed use is not expected to generate significant smoke, odor, dust, vibration or illumination. The concern of noise may arise, but the site will be buffered to the west by the 60-foot Scenic Corridor and Scottsdale Road. The site design offers a landscape frontage along Adobe Road to the north. The overall commercial center is planned with buildings along its south and western boundaries and those future buildings would provide a buffer between the gasoline service station and the residences located to the west and south of Deer Valley Road.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - *The proposed use is not expected to generate an increase in the volume or character of traffic.*
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - *No other detrimental factors are expected to occur with the proposed use on this site.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- *Gasoline service stations are commonly located at the perimeter of commercial shopping centers and along arterial streets. The developed residential areas are located approximately 1,100 feet to the south, south of Deer Valley Road, and approximately 1,020 feet east of the proposed site.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

**Community Involvement.**

The applicant mailed information regarding their use permit request to property owners within 750 feet of the subject site and posted a public hearing sign on the site. Staff also sent postcards to surrounding property owners. Staff has received no comments from the public at the time of writing this report.

**Staff Recommendation.**

Staff recommends approval, subject to the attached stipulations.

**OTHER BOARDS AND COMMISSIONS**

**Planning Commission.**

The Planning Commission heard this case on November 30, 2005. The Planning Commission recommended approval of this conditional use permit on the expedited agenda, 6-0.

**RECOMMENDATION**

Approval

**RESPONSIBLE DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**


Greg Williams  
Senior Planner  
480-312-4205

E-mail: [gwilliams@ScottsdaleAZ.gov](mailto:gwilliams@ScottsdaleAZ.gov)

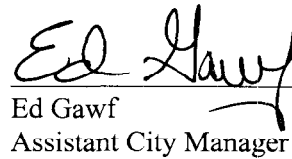
Randy Grant  
Chief Planning Officer  
480-312-7995

E-mail: [rgrant@ScottsdaleAZ.gov](mailto:rgrant@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Randy Grant  
Chief Planning Officer  
12/16/05  
Date

  
\_\_\_\_\_  
Frank Gray  
General Manager Planning & Development  
12.21.05  
Date

  
\_\_\_\_\_  
Ed Gawf  
Assistant City Manager  
12/27/05  
Date

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Resolution No. 6807  
Exhibit 1: Stipulations  
Exhibit 2: Aerial Map
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. November 30, 2005 Planning Commission Minutes
10. Site Plan



# SEAVER FRANKS

ARCHITECTS INC AIA

2552 N. Alvernon Way/Tucson, AZ 85712/FAX (520) 795-9431/(520) 795-4000

Date: May 26, 2005  
To: City of Scottsdale  
From: Richard W. Huch, Senior Project Architect

**CLASSIC CAR SPA- SCOTTSDALE ROAD & ADOBE ROAD,  
SCOTTSDALE, ARIZONA  
NARRATIVE**

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The proposed Classic Car Spa, located at the southeast corner of Scottsdale Road and Adobe Road in Scottsdale will be a full service car wash, fuel service and car care facility.

The overall building is a 15,004 square foot facility specializing in automotive care. The facility will offer 100% All Hand Wash Car Wash, extended care vehicle revitalization, an automotive product and waiting lobby, complete oil, lube and fuel services as well as window tinting and windshield replacement services.

The hours of operation change seasonally, however the earliest that the facility will open will be 7:30 am with closing at 6:30 pm.

There will be approximately 25 to 40 employees working within and at the facility at any given time depending on the day of the week.

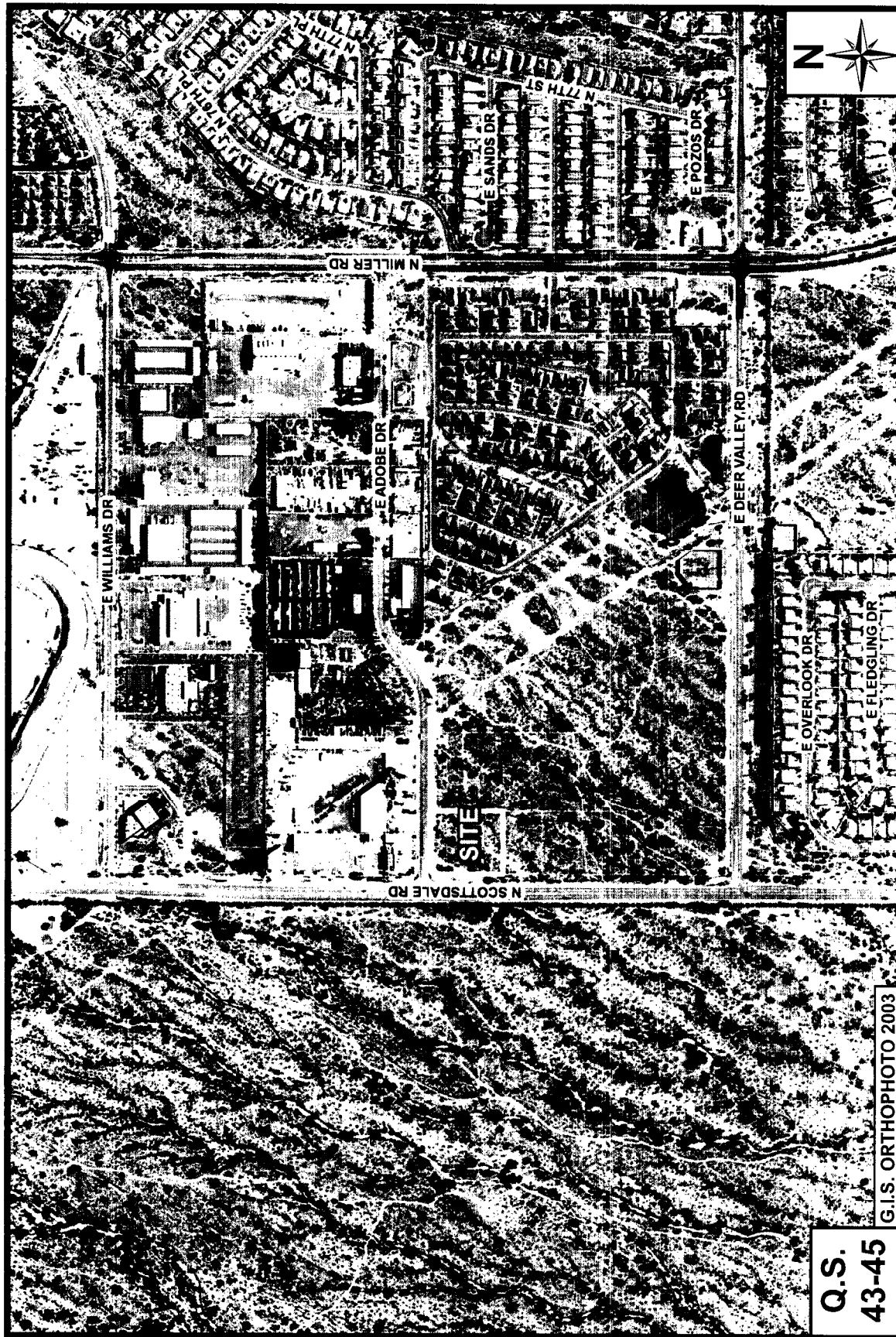
The vehicular circulation patterns are depicted on the site plan.

The color scheme will feature natural desert hues.

The exterior design of this facility will feature a similar design vocabulary as the surrounding architecture. The materials will be painted stucco with a pre-cast concrete base. Metal canopies will accent the parapet construction and aluminum window storefront system. Elements of standing seam metal roofing will be added as accents.

14-UP-2005  
7-12-05

ATTACHMENT #1



Q.S.  
43-45

G.I.S. ORTHOPHOTO 2003

Classic Car Spa

14-UP-2005

ATTACHMENT #2



G.I.S. ORTHOPHOTO 2003

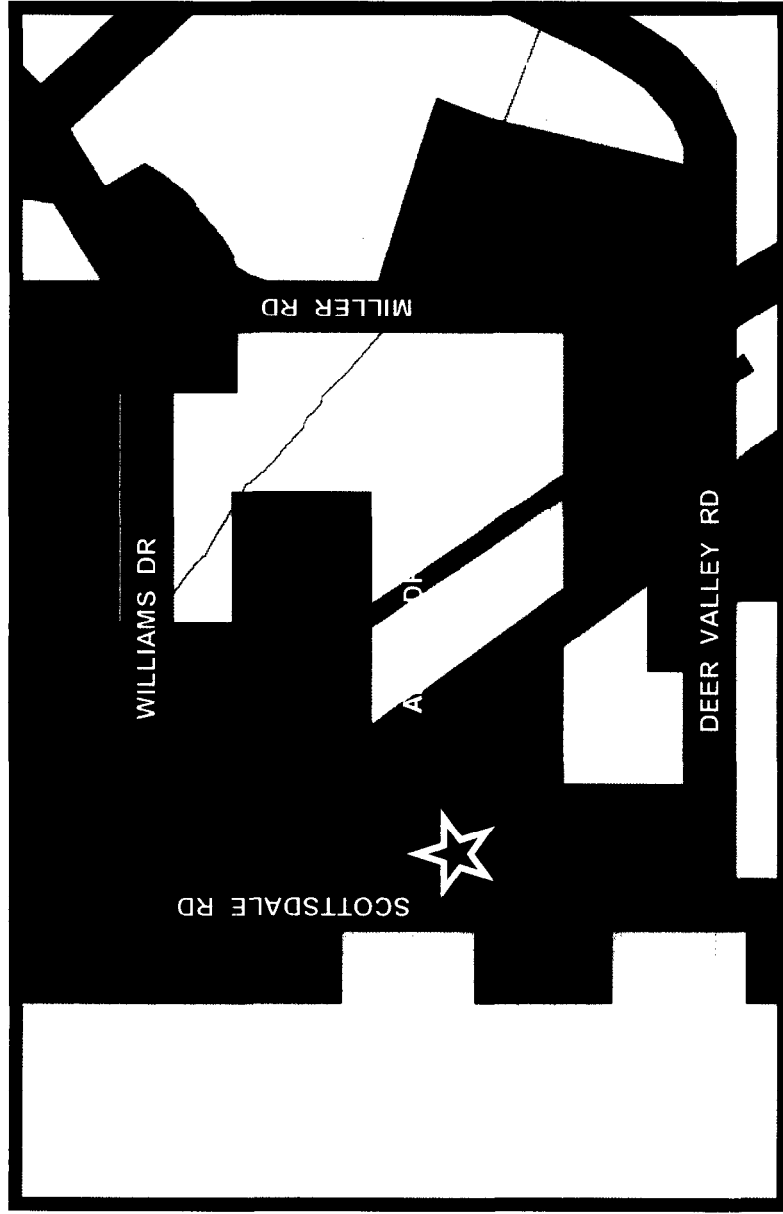
Q.S.  
43-45

Classic Car Spa

14-UP-2005

ATTACHMENT #2A

# General Plan



- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

- McDowell Sonoran Preserve (as of 8/2003)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined
- Adopted by City Council October 30, 2001
- Ratified by Scottsdale voters March 12, 2002
- revised to show McDowell Sonoran Preserve as of May 2004
- revised to reflect General Plan amendments through June 2004



14-UP-2005  
ATTACHMENT #3



14-UP-2005

ATTACHMENT #4



RESOLUTION NO. 6807

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A GASOLINE SERVICE STATION WITH A FULL SERVICE CAR WASH FACILITY LOCATED AT 22111 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission has held a public hearing on November 30, 2005; and

WHEREAS, the City Council, has held a public hearing on January 10, 2006;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds that the conditional use permit criteria have been met and that the use will not be materially detrimental to the public health, safety or welfare and that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Section 2. That the above conditional use permit is described in Case No. 14-UP-2005, and the property is shown on Exhibit 2 and the conditional use permit approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 10 day of January, 2006.

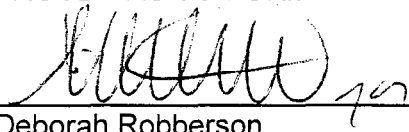
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Deborah Robberson  
City Attorney

## STIPULATIONS FOR CASE 14-UP-2005

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Seaver & Franks and dated 9/20/05. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. SCENIC CORRIDORS. The scenic corridor width along Scottsdale Road shall be a minimum of 60 feet, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic corridor shall be left in a natural condition.

### ENVIRONMENTAL DESIGN

1. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
2. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

### MASTER PLANS

1. Master Plans, The developer shall assure that Plans for this development will be in general conformance with the Master Plan for the Scottsdale Ridge Development, to the satisfaction of city staff.

### CIRCULATION MASTER PLAN

1. Circulation through the site will be in general conformance to the Circulation Master Plan for the Scottsdale Ridge Development, to the satisfaction of city staff.

### DRAINAGE AND FLOOD CONTROL

CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation, and, conform to the Scottsdale Ridge Drainage and Flood Control Plan.

1. In addition, the conceptual drainage report and plan shall:
  - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
  - b. Determine easement dimensions necessary to accommodate design discharges.
  - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage including but not limited to demonstration that the fueling station will not present adverse contributions to the storm water system.

- d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Development Services Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
    - a. Demonstrate consistency with the approved master drainage plan and report.
      - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
      - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
    - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
    - c. Prior to final plan approval, the applicant will provide to staff, a copy of the approved Arizona Development Services Division / Industrial NPDES permit.
  3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
    - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
      - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
      - (2). Oil and grease separators and hazardous material removal to the satisfaction of the Flood Plain Coordinator.
      - (3). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
    - b. Any approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Services Division
  4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
  5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

#### VERIFICATION OF COMPLIANCE

1. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify to the Development Services Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
2. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
3. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

## WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Services Division, the developer shall submit an abbreviated basis of design report and plan to the One Stop Shop in Development Services demonstrating general conformance with the approved water master plan for the Scottsdale Ridge Development, to the satisfaction of city staff. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Development Services Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** ). Before the improvement plan submittal to the Development Services Division, the developer shall submit an abbreviated basis of design report and plan to the One Stop Shop in Development Services demonstrating general conformance with the waste water master plan for the Scottsdale Ridge Development to the satisfaction of city staff. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to the installation of appropriately sized and located sand and grit separators including an effluent monitoring manhole with appropriate easements.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Development Services Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site including but not limited to the necessary appurtenances to prevent solids deposition in the Public sewerage system. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

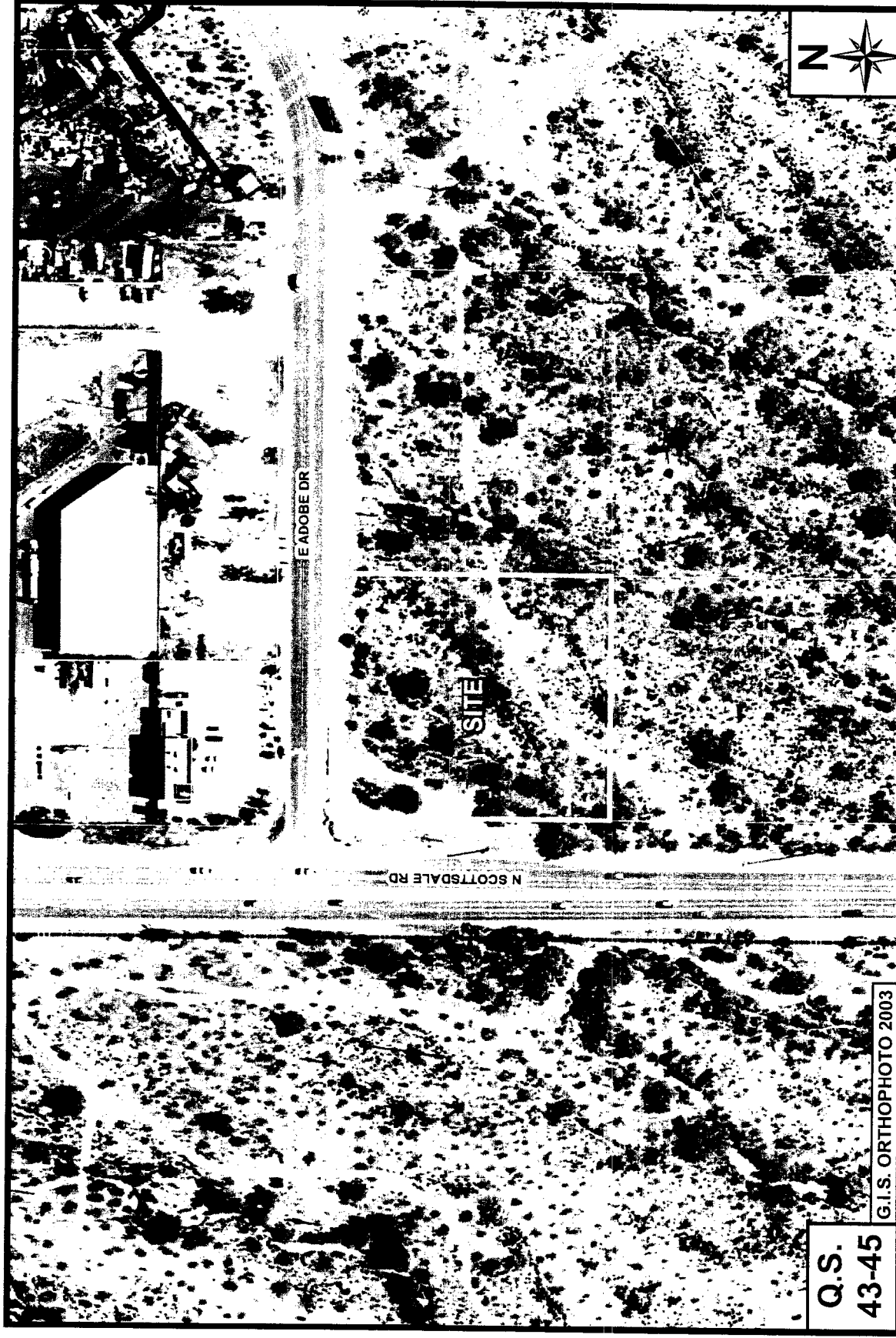
## OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Services Division.
2. **NOTICE OF INTENT (NOI).** With the improvement plan submittal to the Development Services Division, the developer shall submit a copy of the NOI.

3. SECTION 404 PERMITS. With the improvement plan submittal to the Development Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Development Services Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Development Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.



Q.S.  
43-45

G.I.S. ORTHOPHOTO 2003

Classic Car Spa

14-UP-2005

Exhibit 2

## ADDITIONAL INFORMATION FOR CASE 14-UP-2005

### PLANNING/DEVELOPMENT

1. REVEGETATION OF SCENIC CORRIDORS. The Development Review Board may approve revegetation of the Scenic Corridors.
2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

### ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**Snell & Wilmer**  
— L.L.P. —  
LAW OFFICES

One Arizona Center  
Phoenix, AZ 85004-2202  
602.382.6000 P  
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DENVER  
IRVINE  
LAS VEGAS  
PHOENIX  
SALT LAKE CITY  
TUCSON

Reese L. Anderson  
602.382.6392  
rlanderson@swlaw.com

August 31, 2005

Mr. Greg Williams  
Project Coordination Manager  
City of Scottsdale  
Planning & Development Services  
7447 E. Indian School Rd  
Scottsdale, AZ 85251

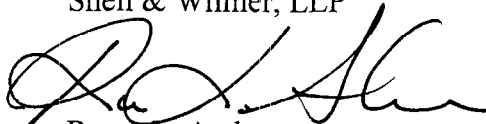
Re: Neighborhood Involvement Report, Case No. 174-PA-05

Dear Mr. Williams:

Enclosed is our Neighborhood Involvement Report for the SEC Scottsdale Road & Adobe Drive, Case No. 174-PA-05. Please let me know if there is any other information you require at this time.

Very truly yours,

Snell & Wilmer, LLP



Reese L. Anderson

Enclosures

cc: Rick Stertz  
Rick Huch

RLA:dlh

# **Neighborhood Involvement Report SEC Scottsdale Road & Adobe Drive Case No. 174-PA-05**

**Date of Report:** August 30, 2005

**Overview:** This report provides the City of Scottsdale with the result of our Neighborhood Involvement Plan for the SEC of Scottsdale Road and Adobe Drive, more specifically described as APN 212-02-966. The proposed project is approximately 2 acres, and includes a car washing facility with a gas/oil and lube station. The site is currently zoned C-4, and we have applied for a conditional use permit and Design Review Board approval.

This Report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, letters, summary sheets, and other materials are attached. In accordance with the Neighborhood Involvement Packet received from the City, all property owners and HOA's within 750 feet have been notified. Such letters were mailed on 8/12/05. As of the date of this report, we have not received any correspondence or phone calls from interested parties regarding the project. For your convenience we have attached the following as evidence of compliance with the Neighborhood Involvement Requirements:

- A. Contact list
- B. Sample Letter
- C. Notification Map
- D. Affidavit of Notification
- E. Copy of Affidavit of Posting
- F. Picture of Posting of "Project Under Consideration" Sign
- G. Copy of Neighborhood Involvement Packet

**Exhibit A**  
**Notification List**  
**174-PA-05**

Arizona State Land Department  
1624 W. Adams Street  
Phoenix, AZ 85007-2632

Tom Adam Realty Inc.  
22205 N. Scottsdale Road  
Scottsdale, AZ 85255

American Standard Equity Group, LLC  
P.O. Box 5061  
Carefree, AZ 85377

Atko Building Materials INC.  
1146 S. Sirrine Street  
Mesa, AZ 85210

Randolf K. Reid  
3210 S. 38<sup>th</sup> Street  
Phoenix, AZ 85040

M&I Marshall & Ilsley Bank  
7350 E. Evans Road, #101  
Scottsdale, AZ 85260

Chase Roberts Air Conditioning Inc.  
9828 N. 19<sup>th</sup> Ave.  
Phoenix, AZ 85021

One Arizona Center  
Phoenix, AZ 85004-2202  
602.382.6000 P  
602.382.6070 F  
swlaw.com

Reese L. Anderson  
602.382.6392  
rlanderson@swlaw.com

**EXHIBIT B**  
**SAMPLE LETTER**

DENVER  
IRVINE  
LAS VEGAS  
PHOENIX  
SALT LAKE CITY  
TUCSON

August 12, 2005

**M&I Marshall & Ilsley Bank**  
7350 E. Evans Road, #101  
Scottsdale, AZ 85260

Re: Proposed Classic Car Spa, 21811 N. Scottsdale Road,  
City of Scottsdale, AZ 85255  
Case Nos. 14-UP-2005, 71-DR-2005

Dear Neighbor:

This office represents Scottsdale Ridge Classic Car Spa, L.L.C., the owner of approximately 2 unimproved acres located at the northeast corner of Scottsdale Rd. and Adobe Dr. in Scottsdale, Arizona, more specifically described as Assessor Parcel Number 212-02-966 and which is currently zoned C-4. This letter is being sent to you pursuant to the City of Scottsdale Citizen Review Process to inform you that our client will be applying for a conditional use permit and design review board approval. The proposed car washing facility will accommodate a gas/oil and lube station, which would necessitate the conditional use permit. For your convenience, we have attached a site plan illustrating the proposed development and lot layout.

If you have any questions, please feel free to contact me or the City of Scottsdale via the contact information provided below:

**Applicant Contact:**

Reese L. Anderson  
Snell & Wilmer  
One Arizona Center  
Phoenix, Arizona 85004  
602-382-6392 (office)  
602-382-6070 (facsimile)  
[rlanderson@swlaw.com](mailto:rlanderson@swlaw.com) (email)

**City Staff Contact:**

Greg Williams  
Project Coordination Manager  
City of Scottsdale Planning & Development Services  
City of Scottsdale, Arizona 85251  
480-312-4205(phone)  
480-312-7088 (facsimile)  
[gwilliams@scottsdaleaz.gov](mailto:gwilliams@scottsdaleaz.gov) (email)  
<http://www.scottsdaleaz.gov> (web)

August 12, 2005

Page 2

We look forward to any questions or comments. Please do not hesitate to contact us.

Very truly yours,

Snell & Wilmer

*Reese L. Anderson*  
Reese L. Anderson

RLA:dlh

Enclosure

Exhibit C  
Map of Notified Area  
174-PA-05

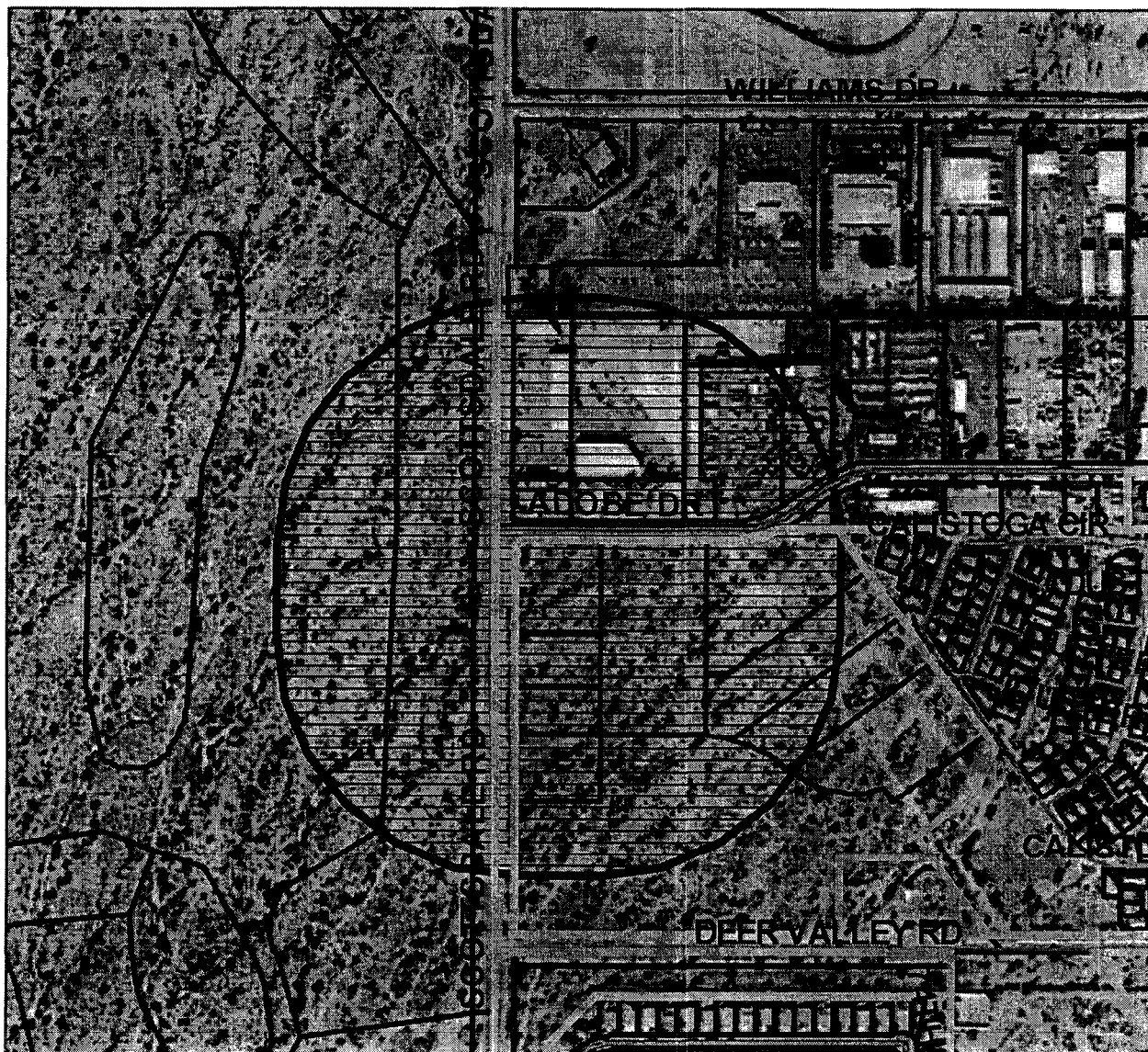


EXHIBIT D

STATE OF ARIZONA        )  
                                  ) ss:  
County of Maricopa        )

DEBRA L. HARDING, being duly sworn upon her oath, deposes and says:

1. I am the secretary to Reese L. Anderson, an attorney in the firm of Snell & Wilmer, L.L.P., and I make this Affidavit of Mailing.

2. That on the 12th day of August, 2005, I mailed Neighborhood Notification letters to the parties listed at Exhibit A attached hereto.

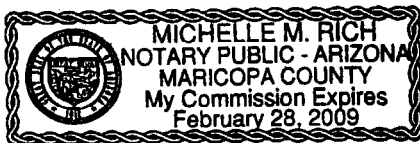
Further, affiant sayeth not.

Debra L. Harding  
Debra L. Harding

SUBSCRIBED AND SWORN to before me this 29th day of August, 2005.

Michelle M. Rich  
Notary Public

My Commission Expires:





# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:** 174-PA-05

**Project Name:** \_\_\_\_\_

**Location:** 21811 N. Scottsdale Road

**Site Posting Date:** 8-24-05

**Applicant Name:** Snell & Wilmer

**Sign Company Name:** Dynamite Signs, Inc.

**Phone Number:** 480-585-3031

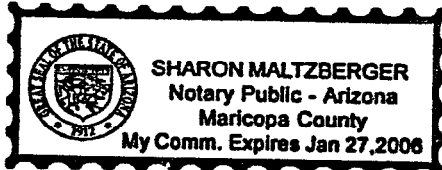
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

8/24/05  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 24<sup>th</sup> day of August 2005



Sharon Maltzberger  
Notary Public

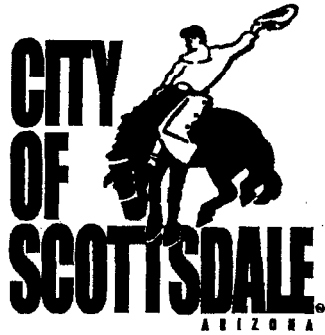
My commission expires: Jan. 27, 2006

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

EXHIBIT F

08/24/2005 06:44:00



## Neighborhood Involvement Packet

Neighborhood Involvement is required for all General Plan, Conditional Use Permits (including Municipal Use Master Site Permits), Abandonments, Development Review Board, and Board of Adjustment cases. If you are rezoning a property, this is not the correct packet. Please obtain a copy of the Citizen Review Packet.

If you have questions, please contact:

Name: GREG WILLIAMS

Ph No: (480) 312-4205

**Note:** You are required to return this packet to your Project Coordinator with your Neighborhood Involvement Report.

## Neighborhood Involvement Requirements

(Complete the following marked items prior to submitting your application.)

A. ☒ You are required to provide information about of your project by:

- ☒ 1<sup>st</sup> Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☒ Certified Mail

To the following parties:

- ☐ Property owners and HOAs within 300'
- ☒ Property owners and HOAs within 750'
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District
- ☐ Interested party list provided by Project Coordinator

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site plan
- City and Applicant contact names and phone numbers
- Any scheduled open house(s) *-including time, date, and location*

B. ☒ You are required to post a 'Project Under Consideration' Sign on the site.

**Note:** Posting requirements are outlined in the attached Project 'Under Consideration Sign Posting Requirements' handout.

- ☐ Post sign 10 calendar days prior to your Open House Meeting.

**-OR-**

- ☐ Post sign 10 calendar days prior to your formal application submittal.

Include the following information on sign:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Open House time(s), date(s), and place(s)
- City and Applicant contact names and phone numbers

C. ☐ You are required to hold at least \_\_\_\_\_ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator  
**at least** 14 calendar days prior to the meeting.

D. ☒ You are required to submit a Neighborhood Involvement Report to your Project Coordinator with your application – See other side for more information.

## **What to Include In Your Neighborhood Involvement Report**

**You are required to provide all of the checked items in a report, which is submitted with your formal submittal to your Project Coordinator.**

- A.** Submit either the original, or a copy of the this marked Neighborhood Involvement Packet.
- B.** Document your Project Notification efforts to the Project Coordinator as follows:
- ☐ Provide copy of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  - ☐ Provide the dates contacted, and the number of times contacted.
  - ☐ Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
  - ☐ Provide originals of all comments, letters, and correspondence received.
  - ☐ Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
  - ☐ Provide a map showing where notified neighbors are located.
  - ☐ Provide affidavit(s) of mailing(s).
- C.** Verify the "Project Under Review" Sign Posting as follows:
- ☐ Provide affidavit of posting.
  - ☐ Pictures of sign, which are date and time stamped.
- D.** Document the Open House Meeting(s) as follows:
- ☐ List dates, times, and locations of open house meeting(s).
  - ☐ List dates, times, and locations of any follow-up with interested parties.
  - ☐ Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
  - ☐ List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.

## POSSIBLE SIGN VENDORS

1. America's Instant Signs  
14425 N. Scottsdale Road, Suite 300  
Scottsdale, AZ 85254  
480-483-0700
2. Chandler Banner & Sign  
3050 S. Country Club, #20  
Mesa, AZ 85210  
480-926-7777
3. Graphic Directions, Inc.  
1527 N. 18<sup>th</sup> Avenue  
Phoenix, AZ 85007  
602-255-0355
5. Scottsdale Signs  
7904 E. Chaparral Road, Suite 106  
Scottsdale, AZ 85251  
480-994-4000
6. Super Signs  
1335 W. University Drive  
Tempe, AZ 85281  
480-968-2200

This listing is not an endorsement. You may use any sign provider.



## NEIGHBORHOOD INVOLVEMENT 'PROJECT UNDER CONSIDERATION' SIGN POSTING REQUIREMENTS

You are required to post your site by the date indicated in your Neighborhood Involvement Packet. Please call your Project Coordinator if you have questions.

## SITE POSTING REQUIREMENTS

5" bold  
letters

1" bold letters

**2" bold letters**

---

**Description of Request:**

- 1" bold letters**

100

U

---

**2" bold letters**



---

10

—

\_\_\_\_\_

- 2" bold letters**

1. Post site by the date indicated in your Neighborhood Involvement Packet. Please call your Project Coordinator if you have questions. Maintain posting of signs until notice of hearing sign is installed.
2. You may use the sign vendor of your choice. A list of possible providers can be found on the back of this brochure. The sign specifications are on file with these vendors.
3. Provide the following proof of posting in the Neighborhood Involvement Report.
  - a) Notarized affidavit of posting
  - b) Date/Time stamped photo of sign posted on site
4. Signs must be removed within 30 days after a decision at the public hearing is made on your application.



CASE NO: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

Date	Name (person, organization, etc.) and address	Contact Format		
		Meeting	Phone	Letter

\_\_\_\_\_  
Signature of owner/applicant

\_\_\_\_\_  
Date

# City of Millersburg

## Public Works Department

City of Millersburg, Ohio  
100 North Main Street  
Millersburg, Ohio 44661  
Phone: 419-338-1234  
Fax: 419-338-1235  
www.millersburg-ohio.gov

### Site Address: 2 Acres +/-

- Proposed Use: Car wash with fuel and lube facility
- Project Description: Full service car wash, fuel service and car care facility

City Staff Contact:

Greg Williams

480-812-4210

gwilliams@cityofmillersburg.org

City of Millersburg

City of Millersburg, Ohio  
100 North Main Street  
Millersburg, Ohio 44661  
Phone: 419-338-1234  
Fax: 419-338-1235  
www.millersburg-ohio.gov



# Affidavit of Posting

**Required: Signed, Notarized originals.**

**Recommended: E-mail copy to your project coordinator.**

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:** 174-PA-05

**Project Name:** \_\_\_\_\_

**Location:** 21811 N. Scottsdale Road

**Site Posting Date:** 8-24-05

**Applicant Name:** Snell & Wilmer

**Sign Company Name:** Dynamite Signs, Inc.

**Phone Number:** 480-585-3031

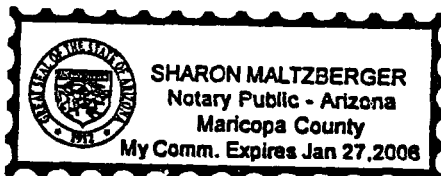
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

8/24/05  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 24<sup>th</sup> day of August 2005



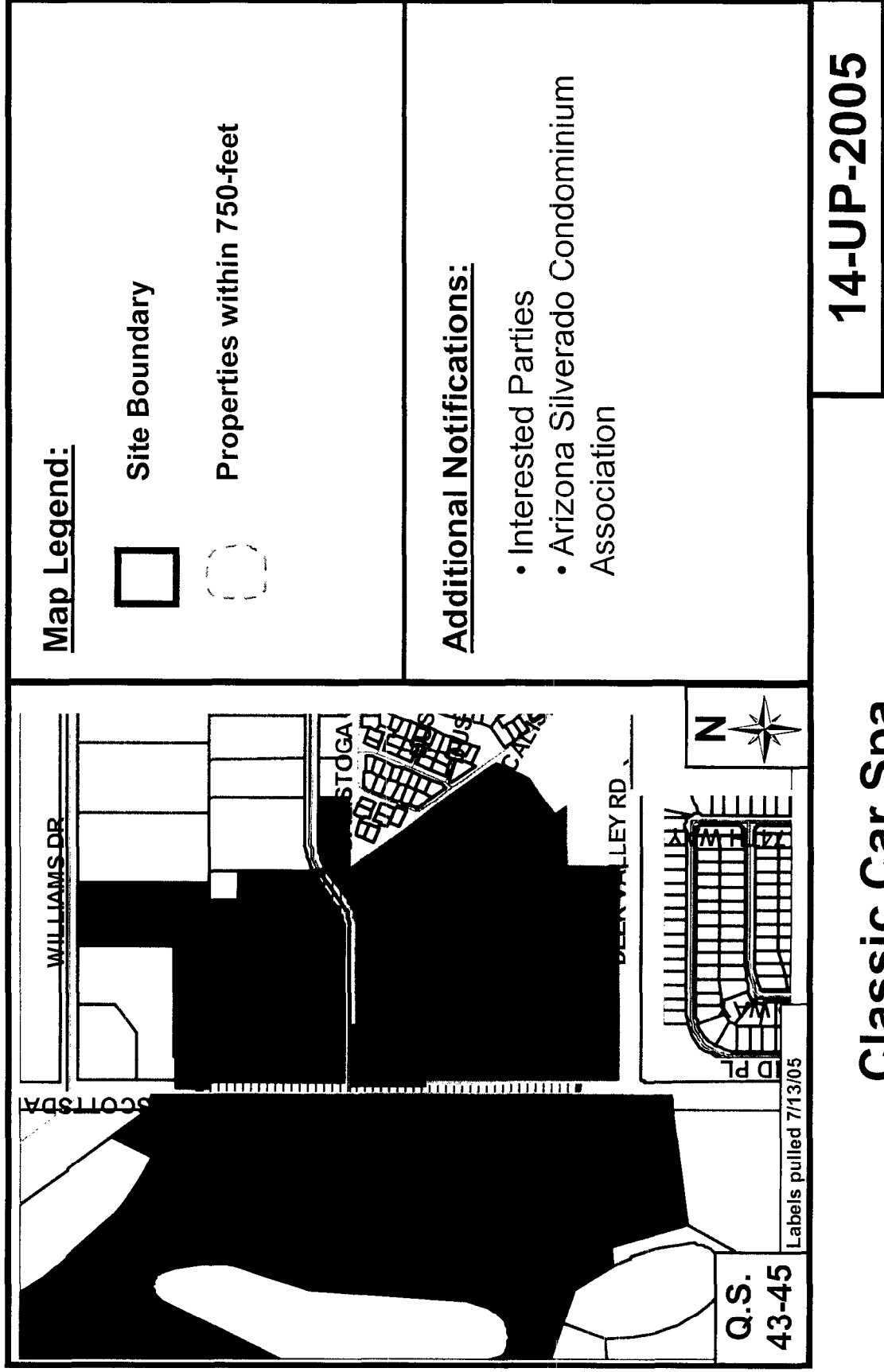
Sharon Maltzberger  
Notary Public

My commission expires: Jan. 27, 2006

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# City Notifications – Mailing List Selection Map



**COMMISSIONER BARNETT MOVED THE APPROVAL OF THE MINUTES OF THE NOVEMBER 9, 2005 REGULAR MEETING AND STUDY SESSION, AS PRESENTED. COMMISSIONER HEITEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF 6 (SIX) TO 0 (ZERO).**

### **CONTINUANCES**

2. 39-ZN-1992#4 (Mayo Clinic) request by owner to rezone from Commercial Office, Environmentally Sensitive Lands Overlay, Hillside District (C-O ESL (HD)) and Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Commercial Office, Special Campus Overlay, Environmentally Sensitive Lands Overlay, Hillside District, (C-O S-C ESL (HD)) on a 173.5 +/- acre parcel and to Commercial Office, Special Campus Overlay, Environmentally Sensitive Lands Overlay, (C-O S-C ESL) on a 10 +/- acre parcel. The entire site is located at the northeast corner of 130th Street and Shea Blvd. **Continued to December 14, 2005.**

**COMMISSIONER HEITEL MADE A MOTION TO MOVE 39-ZN-1992#4 (MAYO CLINIC) AND 19-ZN-2005 (SIERRA HIGHLANDS) BOTH TO THE DECEMBER 14, 2005 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER HESS AND CARRIED UNANIMOUSLY BY A VOTE OF 6 (SIX) TO 0 (ZERO).**

### **EXPEDITED AGENDA**

2. 14-UP-2005 (Classic Car Spa) request by owner for a conditional use permit for a gasoline service station with a full service car wash facility on a 2.5 +/- acre parcel located at 22111 N Scottsdale Road with General Commercial District (C-4) zoning. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Rick Stertz, 480-993-4211.**

**COMMISSIONER BARNETT MADE A MOTION TO APPROVE 14-UP-2005 (CLASSIC CAR SPA), AS LONG AS IT MEETS THE CONDITIONAL USE PERMIT CRITERIA. COMMISSIONER HEITEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF 6 (SIX) TO 0 (ZERO).**

### **REGULAR AGENDA**

3. 1-ZN-2005 (Sereno Canyon) request by owner for approval of density incentive for current Single Family Residential District Environmentally Sensitive Lands (R1-130 ESL) zoning to increase allowed units from 101 dwelling units to 122 dwelling units with amended development standards on 330 +/- acres. This site is located at the east end of Alameda Road near 122nd Street (northeast corner of Pinnacle Peak Road alignment and 122nd Street alignment, north up to Happy Valley Road alignment). Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-385-2727.**

Chairman Gulino declared a conflict on this item and Vice-Chairman Steinberg chaired the meeting in his absence.

EXISTING SITE ZONING	C4	13,000 SF
PROPOSED SITE ZONING	C4	17,600 SF
		22,901 SF
GROSS FLOOR AREA		2.29 ACRES
REQUIRED OPEN SPACE		
PROVIDED OPEN SPACE		
NET SITE ACREAGE		

[illegible]

15 30 60

15 30 60

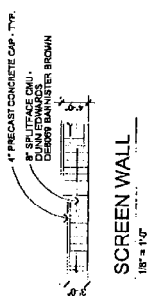


SEEVER & FRANKS  
401 HILL STREET, SUITE 100  
ANN ARBOR, MI 48106  
(313) 763-1100

ISSUE DATE: 07/12/05  
JOB NO: 2513

A

14-VP-2005  
10/19/05



SCREEN WALL  
1/8" = 1'-0"

NOTES

- 1) GARAGE DOORS SHALL BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT PROPERTIES BY THE USE OF SCREEN WALLS AND LANDSCAPING.
- 2) ALL PROPOSED CURBS SHALL HAVE A LIGHT REFLECTIVE VALUE OF LESS THAN 35 %.
- 3) TRANSFORMER ENCLOSURES SHALL BE 6'6" WIDE BY 7' HIGH. DEEP. HEIGHT OF ENCLOSURE SHALL BE 1'-0" HIGHER THAN UNIT. WALLS SHALL MATCH TEXTURE, COLOR AND FINISH OF ADJACENT WALLS. ACCESS SHALL BE THROUGH A UTILITY COMPANY ACCESS SHALL BE SCREENED WITH DECORATIVE GATE THAT ALLOWS REQUIRED ENTRANCE WHEN OPEN.
- 4) THE MINIMUM WIDTH OF PARKING LANDSCAPE AND CURB SHALL BE 7'-0" INDE OF CURB.
- 5) RECTANGULAR OVERHEAD POIDS SHALL BE SCREENED ON LESS THAN 4" FROM THE FACE OF THE BUILDING.
- 6) WINDOWS SHALL BE SCREENED NO LESS THAN 18" FROM THE FACE OF THE BUILDING. WINDOW DEPTH SHALL BE 18" MINIMUM.

- 1) DOORS AND STOREFRONT SHALL BE RECESSED NO LESS THAN 10" WALL DEPTH.
- 2) TINTED, MALLORIED OR COATED GLASSING SHALL NOT BE USED TO IMPROVE OR INCREASE OUTDOOR VISIBILITY EXCEEDING 75%.
- 3) SPANDREL GLASS SHALL HAVE AN EXTERNAL APPEARANCE MATCHING VISION GLASS.
- 4) COLUMN-LIKE FEATURES ON THE MAIN BUILDING SHALL PROJECT FORWARD ON THE ADJACENT WALL SURFACE NO LESS THAN 14".
- 5) PAVER, RETAIN, COLOR CHANGES AND OTHER DETAILS TO COMPLEMENT THE BUILDING SHALL WRAP AROUND THE CORNERS TO THE INTERIOR CORNER.
- 6) ALL PUBLICLY VISIBLE SPACES IN THE GARDEN AND PLANTING AREAS SHALL BE KEPT IN SHOWROOM CONDITION.